

**TOWN OF READING
PLANNING BOARD MEETING
January 15, 2025**

PRESENT: Chairperson D. Chutas, A. Conklin, L. Tischler, D. Bacon, Alternate P. Reagan, T. Alger Planning Board Secretary

ABSENT: L. DeBolt,

SEATED: P. Reagan, Alternate, has been seated as a voting member for this meeting by Chairperson, D. Chutas

Called to order at 6:30 PM by D. Chutas. He opened the meeting with the Pledge of Allegiance.

PUBLIC HEARING VISITORS: - RONEY MINOR SUBDIVISION

Rick Hughey- .3835 Rt 14A, Watkins Glen, NY
Will Taylor – 2419 Church Rd, Rock Stream
Rhonda Standish – 2445 Church Rd, Rock Stream
Michael Taylor – 2471 Church Rd, Rock Stream
Ronald Roney – 3811 St. Rt. 14A, WG\
Aimee Churchill – 611 N. Franklin St. WG

VISITORS:

Ron Stanley – 2290 St. Rt. 230, Dundee, NY
Will Taylor – 2419 Church Rd, Rock Stream
Rhonda Standish – 2445 Church Rd, Rock Stream
Michael Taylor – 2471 Church Rd, Rock Stream

PUBLIC HEARING FOR MINOR SUBDIVISION 3811 ST. RT 14A, WATKINS GLEN (TAX MAP NO. 43.00-1-32)

A public hearing was held regarding Minor Subdivision for the Ronald and Judy Roney property. The Roney's would like to subdivide a 14.228 Acre parcel into 2 parcels. Parcel A is 12.045 Acres, and Parcel B is 2.183 Acres.

6:30 PM D. Chutas opened the Public Hearing.

R. Hughey inquired how they were able to obtain driveway access off St. Rt 14 A when previously it had not been allowed. R. Roney replied that after contacting NYS DOT they were able to get approval.

Legal notice appeared in the January 8, 2025 issue of the Watkins Glen Review and Express

7:00 PM Public hearing closed

REVIEW OF DECEMBER 18, 2024 MINUTES

D. Bacon made a motion to accept the December 18, 2024 minutes as written. Seconded by A. Conklin

PUBLIC COMMENT:

Several residents of Church Rd came to share concerns about a rumor of a large campground going in on Church Rd. They had comments regarding nuisances they are currently facing from neighboring campground on Cross Rd. D. Chutas replied that nothing had been approved and that a couple came to the December Board meeting to inquire about the approval and feasibility of operating a 10 geodome glamping resort on a 41 Acre parcel on Church Rd. As far as the Planning Board was aware, the property had not been purchased yet. D. Chutas thanked them for coming in to share their concerns and also stated that a Special Permit would need to be approved by the Planning Board and would require a public hearing. Neighbors with 500 ft. of parcel would be notified by certified letter.

Comments were also asked about the progress of a new Water District. D. Chutas replied that the project is in its infancy and those questions should be directed to the Town Board.

OLD BUSINESS:

Short-Term Rental Law (Local Law No. 1 of 2024) was mailed to NYS and accepted. T. Clerk Alger has been providing information about its passing to residents with their tax bill payment receipts.

The proposed Solar Energy Law and updates will be postponed until the February 2025 meeting.

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 3811 ST. RT 14A, WATKINS GLEN (TAX MAP NO. 43.00-1-32)

The Planning Board completed Part 2 and 3 of the SEQR Short Environmental Assessment form.

RESOLUTION PB 25-1 Resolution making environmental determination and issuing a SEQRA negative declaration for Roney Minor Subdivision made by L. Tischler and seconded by P. Reagan

AYES	D. Chutas A. Conklin L. Tischler D. Bacon	NAYS	None
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RESOLUTION PB 25-2 Motion made by A. Conklin to accept the Minor Subdivision Application as Complete to subdivide the 14.228 Acre parcel into 2 parcels. Parcel A is 12.045 Acres, and Parcel B is 2.183 Acres. Seconded by L. Tischler

AYES	D. Chutas A. Conklin L. Tischler D. Bacon	NAYS	None
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RESOLUTION PB 25-3

TOWN OF READING PLANNING BOARD RESOLUTION – FINAL MINOR SUBDIVISION APPROVAL FOR RONALD AND JUDY RONEY, TAX PARCEL NUMBER 43.00-1-32, 3811 NYS ROUTE 14A, TOWN OF READING, NEW YORK

WHEREAS an application was submitted for a Minor Subdivision by Ronald and Judy Roney, owners and applicant, for 3811 NYS Route 14A, 14.228-acre Tax Parcel 43.00-1-32 into Parcel A, 12.045 acres and Parcel B, 2.183 acres with the existing residence; and

WHEREAS this is a proposed action reviewed under the Subdivision Law of the Town of Reading, New York for which the application was received December 4th, 2024; and

WHEREAS this Board, did on January 15th, 2025, review and accept as adequate: “Map of Lands of Ronald A., Jr. & Judy M. Roney”, prepared by Twin Tiers Land Surveying, Nathan J. Romeo, Surveyor, April 25, 2022; and

WHEREAS on January 15th, 2025, Part 2 and 3 of the SEAF were completed by the Town of Reading Planning Board and a Negative Declaration of environmental impact was duly issued under the State Environmental Quality Review Act (SEQRA) in respect of this action; and

WHEREAS this action is exempt from the General Municipal Law County Planning referral requirements of General Municipal Law § 239-1, 239-m, and 239-n through an Inter-Governmental Agreement between the Schuyler County Planning Department and the Town of Reading dated 05/20/2021, as “Total number of lots less than 5 and no lots located in the 100-year floodplain” are excluded from GML referral requirements; and

WHEREAS on December 18th, 2024, the Planning Board reviewed and considered the subdivision application and held a Public Hearing on the Minor Subdivision application on January 15th, 2025; and

WHEREAS upon due consideration and deliberation by the Town of Reading Planning Board

NOW THEREFORE BE IT RESOLVED AS FOLLOWS,

That the Town of Reading Planning Board Grants Final Plat Approval of the Application for a Minor Subdivision of certain land on Tax Map 43.00-1-32, Ronald and Judy Roney, 3811 NYS SR 14A in the Town of Reading, NY subject to the following conditions:

1. No notes to include in the final plat.
2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair, thereafter, presenting and filing in the Schuyler County Clerk’s Office, followed by provision of proof of such filing within the time limit requirements of 62 days with the Town of Reading Clerk.

Motion by: Laurie Tischler

Seconded by: Derek Bacon

VOTE AS FOLLOWS:

Derek Bacon – Aye
Donald Chutas – Aye
Alice Conklin – Aye
Paula Reagan - Aye
Laurie Tischler – Aye

NEW BUSINESS:

Reagan Site Plan – Site Plan application not needed due to granting of an area variance by the Planning Board of Appeals on October 25, 2023.

Election of Officers

Planning Board Chairperson, D. Chutas, will accept a 2nd consecutive 5-year term as Planning Board member as allowed in the Town of Reading Planning Board By-Laws.

D. Bacon has accepted the nomination of Vice Chairperson, replacing A. Conklin.

D. Chutas will continue appointment as Planning Board Chairperson.

L. Tischler made a motion to approve the appointments of D. Chutas as Planning Board Chairperson and D. Bacon as Vice Chairperson. Seconded by A. Conklin

Meeting adjourned at 7:25 pm by D. Bacon and seconded by A. Conklin

Next Planning Board Meeting March 19, at 6:30 PM